



Ontario
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BY EMAIL

April 30, 2025

Nancy Marconi
Registrar
Ontario Energy Board
2300 Yonge Street, 27th Floor
Toronto ON M4P 1E4

Dear Ms. Marconi:

**Re: Sedum Master Inc.
Application for the Approval of a Municipal Franchise Agreement with, and a
limited Certificate of Public Convenience and Necessity for, the Township of
Blandford-Blenheim
OEB Staff Interrogatories
Ontario Energy Board File Number: EB-2025-0090**

In accordance with Procedural Order No. 1, please find attached the Ontario Energy Board (OEB) staff interrogatories in the above proceeding. The applicant and intervenors have been copied on this filing.

Sedum Master Inc's responses to interrogatories are due by May 14, 2025.

Any questions relating to this letter should be directed to Natalya Plummer at natalya.plummer@oeb.ca or at 416-440-7654. The OEB's toll-free number is 1-888-632-6273.

Yours truly,

Original Signed By

Natalya Plummer
Advisor, Natural Gas

Encl.

**OEB Staff Interrogatories
Sedum Master Inc.
EB-2025-0090**

Please note, Sedum Master Inc. is responsible for ensuring that all documents it files with the OEB, including responses to OEB staff interrogatories and any other supporting documentation, do not include personal information (as that phrase is defined in the *Freedom of Information and Protection of Privacy Act*), unless filed in accordance with rule 9A of the OEB's *Rules of Practice and Procedure*.

OEB STAFF- 1

Reference: Application, page 1, para 1 and 2
Application, page 2, para 5
Application, page 3, para 11
Application, page 4, para 14
Application, page 5, para 17 and 19

Preamble:

Sedum Master Inc. operates a greenhouse located at 855217 Gobles Road (Concession 2 N Part Lot 19) in the Township of Blandford-Blenheim. Sedum Master seeks additional supply of natural gas for two expansions that it completed to the greenhouse facility. Enbridge Gas is currently servicing the greenhouse facility but Sedum Master explains that there have been limitations in Enbridge Gas's capacity to provide the additional volumes of natural gas.

Sedum Master states that it has explored numerous alternatives for service to the greenhouse facility with Enbridge Gas and that none have proven feasible for Sedum Master, with the exception of a new pipeline.

Sedum Master plans to construct a 4.5 km pipeline from a nearby Enbridge Gas delivery station to provide the additional volumes of gas required for the greenhouse facility. Sedum Master states that it will maintain and operate the proposed pipeline for its exclusive use and would accept a condition in any OEB order that restricts supply from the proposed pipeline to the greenhouse facility.

Question(s):

- a) Please provide the following details about the physical boundaries of the requested certificate area:
 - i. Please clarify whether the requested certificate area includes Concession 2 N Part Lot 19.
 - ii. A description of the metes and bounds of the entire requested certificate area.
 - iii. A map of the Township of Blandford-Blenheim that shows the metes and bounds of the entire requested certificate area.
- b) Please discuss whether Sedum Master has a contract with Enbridge Gas for supplying natural gas to the greenhouse facility and the expansions. If so, what is the length of the contract.
- c) Please discuss whether Enbridge Gas will continue to supply natural gas to the greenhouse facility and please also clarify who will be providing natural gas for the expansions that were made to the greenhouse facility.
- d) Please elaborate on how the proposed pipeline best meets the needs of Sedum Master over the option(s) that were provided by Enbridge Gas. Please include any cost estimates provided by Enbridge Gas.
- e) Please provide an estimate for the annual demand of natural gas required for the greenhouse facility and expansions in gigajoules.
- f) Please provide the anticipated construction schedule for the pipeline and delivery station.

OEB STAFF- 2

Reference: EB-2010-0210, Decision and Order, July 16, 2010
Report of the Ontario Energy Board, "Natural Gas Facilities Handbook",
EB-2022-0081, March 31, 2022

Preamble:

Enbridge Gas holds a certificate dated July 16, 2010 for the Township of Blandford-Blenheim. Section 3 of the OEB's *Natural Gas Facilities Handbook* provides as follows:

The OEB can issue multiple certificates to different persons for different areas within a single municipality. The OEB generally will not, however, issue certificates with overlapping areas as a precaution against creating confusion among utilities, consumers, emergency responders and other authorities.

Question(s):

- a) If possible, please provide a map that shows the location of Enbridge Gas's distribution main and service line that currently provide gas to the greenhouse facility.

OEB STAFF- 3

Reference: Application, page 2, para 6
Application, page 1, para 3
Application, page 6, para 23

Preamble:

Sedum Master states that the proposed pipeline does not meet the leave to construct threshold as the proposed pipeline is less than 20 km in length, costs less than 2 million and will have an operating pressure of less than 2,000 kilopascals and will be less than 12 inches.

Question(s):

- a) Please confirm that Sedum Master's planned project for obtaining the required gas for the expansions to the greenhouse facility has not changed. If not confirmed, please discuss any proposed changes.
- b) Please provide the following details of the proposed pipeline:
 - i. Capital cost
 - ii. Operating Pressure
 - iii. Pipe Size

OEB STAFF- 4

Reference: Report of the Ontario Energy Board, “Natural Gas Facilities Handbook”,
EB-2022-0081, March 31, 2022

Preamble:

Section 3.8 of the OEB’s Natural Gas Facilities Handbook, provides as follows:

New entrants (i.e., applicants who have not previously been granted a certificate by the OEB), are required to file additional information to enable the OEB to assess whether they have the technical and financial capacity to construct, operate and maintain gas works.

Question(s):

- a) Please discuss why Sedum Master has not provided the information as set out by section 3.8 of the filing requirements in the OEB’s Natural Gas Facilities Handbook.

OEB STAFF- 5

Reference: Application, Appendix D
Application, Appendix E

Preamble:

Sedum Master has requested approval for a franchise agreement with the Township of Blandford-Blenheim. The proposed franchise agreement includes several variances from the Model Franchise Agreement. As noted in the OEB’s Natural Gas Facilities Handbook, “the OEB expects that franchises will be based on the Model Franchise Agreement, unless there is a compelling reason for deviation.” Nearly all franchise agreements in Ontario are based on the Standard Model Franchise Agreement without any variances.

Question(s):

- a) Please provide a description of the proposed variances from the Model Franchise Agreement and the supporting rationale outlining the circumstances that would warrant the requested variances from the Model Franchise Agreement.

OEB STAFF- 6

Reference: Application, page 2, para 5

Preamble:

The *Ontario Energy Board Act, 1998* permits the OEB, when making an order, to “impose such conditions as it considers proper.”

OEB staff has prepared draft conditions of approval, set out below, that it plans to submit to the OEB should consider by the OEB when determining whether to deny or approve Sedum Master’s application

Question(s):

- a) If Sedum Master does not agree to any of the draft conditions of approval noted below, please identify the specific conditions that Sedum Master disagrees with and explain why. For conditions in respect of which Sedum Master would like to recommend changes, please provide the proposed changes and an explanation of the changes.

Sedum Master Inc.

Application for a Limited Certificate of Public Convenience and Necessity for the Township of Blandford-Blenheim

DRAFT CONDITIONS OF APPROVAL

1. Sedum Master Inc. shall give the OEB notice in writing of the:
 - a. Commencement of construction, at least ten days prior to the date construction commences;
 - b. Planned in-service date, at least ten days prior to the date the facilities go into service;
 - c. Date on which construction was completed, no later than 10 days following the completion of construction; and
 - d. In-service date, no later than 10 days after the facilities go into service.
2. Sedum Master shall advise the OEB of any change to the proposed facilities as described in its application and evidence, prior to implementing the change.
3. Sedum Master shall designate one of its employees as project manager who will be

responsible for the fulfillment of these conditions. Sedum Master shall provide the employee's name and contact information to the OEB. The project manager will be responsible for the fulfilment of the conditions of approval on the site.